

Step 1a - Det. Blgs elimin

Name of Facility Being Studied Pittsburgh Highland Drive												
Space & Functional Database:								Alternative 1		Alternative 2		
Bldg	Function Title	Yr Built	Floors	Historic ?	Seismic Status	Total GSF	Vacant GSF	Maintain Building? Y/N	Demo / Divest / EU	Maintain Building? Y/N	Demo / Divest / EU	
CC	Connecting Corridors	1953	1	N	Exempt	17,584	0	N	Divest			17,584
10S	Hochberg Rd Residence	1953	1	N		2,179	0	N	Divest			2,179
1	Clinical/ Inpt Psy -HD	1953	7	N	Exempt	210,701	10,220	N	Divest			210,701
2	Clinical/ Inpt Psy -HD	1953	5	N	Exempt	128,563	18,980	N	Divest			128,563
20S	Meade St Residence - HD	1953	1	N		3,181	0	N	Divest			3,181
4	SAC/Admin - HD	1953	5	N	Exempt	124,430	0	N	Divest			124,430
5	Homeless Dom/ PR RTP -	1953	3	N	Exempt	62,386	1,680	N	Divest			62,386
6	Eng/ EMS/ Vacant - HD	1953	2	N	Exempt	46,240	27,760	N	Divest			46,240
7	Dietetics - HD	1953	3	N	Exempt	48,200	0	N	Divest			48,200
8	Rec Hall - HD	1953	3	N	Exempt	61,800	0	N	Divest			61,800
9	Gym - HD	1953	3	N	Exempt	24,900	0	N	Divest			24,900
10	Chapel - HD	1953	1	N	Exempt	5,691	0	N	Divest			5,691
11	Admin Offices - ORM - HD	1953	2	N	Exempt	2,960	2960	N	Divest			2,960
12B	Outleased/ Vacant - HD	1953	3	N	Exempt	4,600	2300	N	Divest			4,600
12A	Security/ Vacant - HD	1953	2	N	Exempt	4,490	1,560	N	Divest			4,490
13	Research Com Sup - HD	1953	3	N	Exempt	8,680	0	N	Divest			8,680
14	Police Train/ Admin - HD	1953	3	N	Exempt	6,730	0	N	Divest			6,730
15	Eng - HD	1953	3	N	Exempt	44,700	0	N	Divest			44,700
16	Veteran Industries - HD	1953	1	N	Exempt	6,400	0	N	Divest			6,400
18	Enclosed Sub Station - HD	1984		N		337	0	N	Divest			337
32	Laundry - HD	1988	1	N	Exempt	34,429	0	N	Divest			34,429
33	FMS/ BMS Storage - HD	1988	1	N		768	0	N	Divest			768
806	Roads/ Parking Areas - HD			N		NA		N	Divest			NA
1	Main Hospital - UD	1954	13	N	Exempt	706,979	0	Y				
2	Research - UD	1954	2		Exempt	11,069	0	Y				
3	IRM - UD	1954	2		Exempt	2,811	0	Y				
4	Quarters/ Admin/ Eng - UD	1954	2		Exempt	6,305		Y				
5	Boiler House	1954	1		Exempt	9,667	0	Y				
6	Rsearch - UD	1954	3		Exempt	19,448	0	Y				

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Space & Functional Database:

Bldg	Function Title	Yr Built	Floors	Historic ?	Seismic Status	Total GSF	Vacant GSF	Alternative 1		Alternative 2	
								Maintain Building? Y/N	Demo / Divest / EU	Maintain Building? Y/N	Demo / Divest / EU
8	A/C Building - UD	1964	1		Exempt	3,298	0	Y			
10	Emergency Generator - U	1982	1		Exempt	910	0	Y			
11	Elec. Control Build - UD	1984	1		Exempt	288	0	Y			
27	Smoking Shelter					NA		Y			
310	Parking areas					NA		Y			
311	Roads					NA		Y			
B29	Apartment - A	1925	2		Exempt	4,830		N	Demo		4,830
B28	2 car garage - A	1929			Exempt	15,395		N	Demo		15,395
7	Recreation - A	1925	2	Y	Exempt	18,307		Y			
8	Vacant - proposed demo -	1925	2	Y	Exempt	14,674	14674	N	Demo		14,674
10	Duplex quarters - A	1925	3	Y	Exempt	6,409	2560	N	Demo		6,409
11	Duplex quarters - A	1925	3	Y	Exempt	6,409	5120	N	Demo		6,409
13	Patriot House (liver pt) - A	1925	3	Y	Exempt	4,211		N	Demo		4,211
15	Apartment - A	1929	4	Y	Exempt	7,510	7124	N	Demo		7,510
16	Duplex apartment - A	1929	4		Exempt	7,124	7124	N	Demo		7,124
17	Eng - A	1929	3	Y	Exempt	32,303	15722	N	Demo		32,303
20	Duplex apartment - A	1929	4	Y	Exempt	6,860	6860	N	Demo		6,860
21	Outleased - IG - A	1932	4	Y	Exempt	6,860	3430	N	Demo		6,860
23	Vacant - proposed demo -	1932	3	Y	Exempt	14,955	12322	N	Demo		14,955
25	Guardhouse - A	1926	1	Y	Exempt	75		Y			
32	VISN & Dir Admin - A	1932	3	Y	Exempt	19,784		Y			
33	Flagpole			Y				Y			
49	Warehouse - A	1983	1		Exempt	31,873		Y			
50	NHCU - A	1994	2		Exempt	122,998		Y			
51	NHCU - A	1994	4		Exempt	213,000		Y			
52	Boiler plant	1994	2			12,415		Y			
53	Boiler Plant storage	1983	1			7,152		Y			
54	Water Tank	1994				na		Y			
55	Rec Outdoor Pavllion	1994				na		Y			
57	Ventiation House	1994				200		Y			

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Space & Functional Database:

Bldg	Function Title	Yr Built	Floors	Historic ?	Seismic Status	Total GSF	Vacant GSF	Alternative 1		Alternative 2		
								Maintain Building? Y/N	Demo / Divest / EU	Maintain Building? Y/N	Demo / Divest / EU	
58	salt storage	1925			Exempt	557		N	Demo			557
424	Parking areas					NA		Y				
428	Roads					NA		Y				
429	side walks					NA		Y				
430	utility system					NA		Y				
N/A	Acreage - HD					168.4			Divest			
N/A	Acreage - UD					13.9						
N/A	Acreage - Aspinwall					51						

= VSSC completed = VISN completed

1

Total						2,164,625						
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Percent of wkld at HD for completing contract option			
HD	Psy	100%	
HD	PRRTP	100%	
HD	Dom	100%	
HD	PC	5%	
HD	Specialty care	5%	
HD	Mental health	98%	

65,460
74936

Demo Total 128,097
Divest total 849,949
Total 978,046

Step 1b - Det vacant space

Name of Facility Being Studied Pittsburgh Highland Drive						
	Reserve Vacant SF peak yr 2008	SF to be Demolished	SF to be for Enhanced Use	SF to be divested	SF to be outleased	Remaining Vacant
Existing MP 2022	104,089	27,066	-	593,984	50,000	
100% contract for Pitts HD *	163,701	128,097		849,949	50,000	117,307

= VSSC completed

= VISN completed

Describe Alternatives:

100% contract for Pitts HD	*Please note that all space to be divested (Pittsburgh HD campus) was not captured in the IBM template. Only 294, 937 of the 849,949 sq. footage was captured. This was an issue with the original market plan as well.
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Step 2 - Determ new needs

	Existing Space FY 2001	Vacant space eliminated in Step 1	SF remaining after Step 1	Required SF based on peak yr (2008) workload at facility	SF still Needed	New Construction SF	New Lease SF	Total New SF	Renovation of Existing SF	Conversion of Vacant SF
Orig MP	1,627,364	671,050	956,314	1,715,271	758,957	562,520	0	562,520	130,000	0
Identify any capital needs ID'ed in the market plan that are no longer needed:										
Alt # 1	1,627,364	978,046	649,318	1,711,462	1,062,144	170000	177500	347500	20000	0

= VSSC completed

= VISN completed

Description of Capital Costs: (list SF, Category and brief Justification (I.e. pt privacy, convert use, modernization))	
New Construction:	Specialty care 50,000
New Construction:	Ancillary/ Diagnostic 45,000
New Construction:	Medicine 15,000
New Construction:	Research 60,000
New Lease	Admin 177500
New Lease	
New Lease	
New Lease	
Renovation of Existing	Medicine 20,000
Renovation of Existing	
Conversion of Vacant	

Status Quo

Facility being Reviewed: Pittsburgh (ALL)

Recurring Costs																			
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Inpatient Op Cost	199,696,729	199,306,275	198,206,540	196,964,885	195,169,418	192,891,648	190,198,672	187,197,697	182,725,198	178,316,763	174,383,238	170,861,371	168,134,252	166,011,848	163,954,058	161,965,201	159,922,964	157,866,860	155,990,446
Outpatient Op Cost	86,790,246	88,185,744	88,994,288	89,455,949	89,491,290	89,105,111	88,351,312	87,288,684	85,706,627	83,996,966	82,269,975	80,593,958	79,019,008	77,677,802	76,288,095	74,903,980	73,456,816	71,974,172	70,558,661
Non Clinical Categories	8,922,319	8,913,829	8,905,348	8,896,874	8,888,410	8,879,952	8,871,504	8,863,063	8,854,630	8,846,205	8,837,787	8,829,379	8,820,978	8,812,585	8,804,200	8,795,823	8,787,454	8,779,093	8,770,740
Vacant Space Op Cost	2,215,983	2,213,875	2,211,768	2,209,664	2,207,561	2,205,461	2,203,362	2,201,266	2,199,172	2,197,079	2,194,989	2,192,900	2,190,814	2,188,729	2,186,647	2,184,566	2,182,488	2,180,411	2,178,336
Non-Recurring Costs																			
Estimated Capital Cost	13,652,621	13,418,799	13,188,981	12,963,100	12,741,087	12,522,876	12,308,402	12,097,602	11,890,412	11,686,770	11,486,616	11,289,890	11,096,533	10,906,488	10,719,697	10,536,106	10,355,659	10,178,302	10,003,983

Step 3 -Market Plan

Market Plan

Facility being Reviewed: Pittsburgh (ALL)

Recurring Costs																			
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Inpatient Op Cost	205,334,087	205,167,183	204,002,254	198,717,550	196,881,206	191,516,842	188,861,795	189,584,257	184,921,665	180,816,466	176,865,877	173,322,957	170,581,500	168,447,126	166,377,445	164,383,135	162,334,318	160,127,404	158,249,448
Outpatient Op Cost	89,962,295	87,973,370	88,593,991	88,981,014	87,069,960	84,820,703	83,932,973	82,786,827	81,254,567	79,622,530	77,961,341	76,323,014	74,991,331	73,632,268	72,242,224	70,852,717	69,554,416	68,157,197	66,932,909
Non Clinical Op Cost	9,923,034	9,903,697	9,884,548	9,865,583	9,846,803	9,644,043	9,634,868	9,625,701	9,616,543	9,607,393	9,598,250	9,589,119	9,579,995	9,570,880	9,561,773	9,552,675	9,543,586	9,534,506	9,525,434
Vacant Space Op Cost	1,506,533	1,161,273	1,141,999	1,123,705	1,105,398	244,364	251,849	258,627	284,938	327,936	365,384	396,115	405,063	420,657	435,945	449,586	463,427	512,535	551,873
Savings/Cost/Profit	0	0	0	0	0	1,812,103	1,756,929	1,703,436	1,651,571	1,601,285	931,518	0	0	0	0	0	0	0	0

Recurring Savings																			
Savings/Cost/Profit	0	0	0	0	0	12,962,090	12,567,431	12,184,788	11,813,795	11,454,098	11,105,353	10,767,226	10,439,395	10,121,544	9,813,372	9,514,582	9,224,890	8,944,018	8,671,698

Non Recurring Costs																			
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Construction	0	0	0	44,803,750	44,036,416	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renovate	1,217,211	1,993,940	1,754,479	1,123,632	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	286,046	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue																			
Savings/Cost/Profit	47,002	455,706	441,831	428,378	415,335	3,670,039	390,429	378,541	367,016	355,841	345,007	334,502	324,318	314,443	304,869	295,587	286,587	277,861	269,401

**100% contract
OLD**

Facility being Reviewed: Pittsburgh (ALL)

Recurring Costs																			
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Inpatient Op Cost	194,449,519	194,402,075	193,364,928	188,215,173	186,528,410	183,971,179	181,431,133	182,267,822	177,787,370	173,860,712	170,067,101	166,657,602	164,009,684	161,945,716	159,946,036	158,019,258	156,036,188	153,896,353	152,079,337
Outpatient Op Cost	92,853,042	94,125,468	94,656,315	94,955,084	94,335,737	88,156,334	87,320,739	86,169,820	84,294,749	82,652,847	80,798,803	78,981,627	77,630,016	76,146,124	74,624,758	73,109,996	71,679,932	70,147,936	68,794,284
Non Clinical Op Cost	9,923,034	15,683,351	15,601,918	15,521,702	15,442,684	15,180,683	15,113,248	15,046,783	14,981,274	14,916,704	14,853,054	14,790,315	14,728,467	14,667,496	14,607,387	14,548,127	14,489,699	14,432,091	14,375,288
Vacant Space Op Cost	1,797,442	2,087,617	2,012,957	1,946,089	1,912,516	21,046	12,825	0	88,501	125,486	190,916	251,364	287,150	328,994	370,054	409,281	444,800	483,341	621,953
Savings/Cost/Profit	0	13,671,169	0	0	0	108,726	105,416	102,206	99,094	96,077	55,891	0	0	0	0	0	0	0	0

Recurring Savings																			
Savings/Cost/Profit	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Savings/Cost/Profit	4,724,887	5,741,088	5,576,171	5,425,226	5,331,895	5,902,369	5,779,270	5,650,420	5,711,030	5,686,881	5,711,119	5,726,875	5,699,173	5,681,371	5,663,669	5,667,628	5,699,120	5,758,460	5,787,115

Non Recurring Costs																			
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Construction	0	0	0	7,099,520	24,255,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renovate	0	0	1,754,479	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases	990,191	16,853,542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	1,353,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue																			
Savings/Cost/Profit	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Savings/Cost/Profit	47,002	455,706	441,831	428,378	415,335	2,025,116	390,429	378,541	367,016	355,841	345,007	334,502	324,318	314,443	304,869	295,587	286,587	277,861	269,401

100% Contract NEW

Facility being Reviewed: Pittsburgh (ALL)

Recurring Costs																			
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Inpatient Op Cost	194,449,519	194,402,075	193,364,928	188,215,173	186,528,410	183,971,179	181,431,133	182,267,822	177,787,370	173,860,712	170,067,101	166,657,602	164,009,684	161,945,716	159,946,036	158,019,258	156,036,188	153,896,353	152,079,337
Outpatient Op Cost	92,853,042	94,125,468	94,656,315	94,955,084	94,335,737	88,156,334	87,320,739	86,169,820	84,294,749	82,652,847	80,798,803	78,981,627	77,630,016	76,146,124	74,624,758	73,109,996	71,679,932	70,147,936	68,794,284
Non Clinical Op Cost	9,923,034	15,683,351	15,601,918	15,521,702	15,442,684	15,180,683	15,113,248	15,046,783	14,981,274	14,916,704	14,853,054	14,790,315	14,728,467	14,667,496	14,607,387	14,548,127	14,489,699	14,432,091	14,375,288
Vacant Space Op Cost	1,797,442	2,087,617	2,012,957	1,946,089	1,912,516	21,046	12,825	0	88,501	125,486	190,916	251,364	287,150	328,994	370,054	409,281	444,800	483,341	621,953
Savings/Cost/Profit	0	13,671,169	0	0	0	108,726	105,416	102,206	99,094	96,077	55,891	0	0	0	0	0	0	0	0

Recurring Savings																			
Savings/Cost/Profit	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Savings/Cost/Profit	0	0	0	0	0	642,388	622,829	603,866	585,480	567,653	550,370	533,613	517,366	501,613	486,341	471,533	457,176	443,256	429,760

Non Recurring Costs																			
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
New Construction	0	0	0	7,099,520	24,255,067	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Renovate	0	0	1,754,479	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Leases	990,191	16,853,542	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vacant Space Demolition	1,353,791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Non Recurring Revenue																			
Savings/Cost/Profit	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Savings/Cost/Profit	47,002	455,706	441,831	428,378	415,335	2,025,116	390,429	378,541	367,016	355,841	345,007	334,502	324,318	314,443	304,869	295,587	286,587	277,861	269,401

Step 4 - Capital Cost Summary

SUMMARY

**Capital Cost
Summary**

Status Quo	Original Market Plan	100% Contract
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Facility Being Reviewed: Pittsburgh (ALL)			
New Construction	-	\$ 88,840,166	\$ 31,354,587
Renovation	-	\$ 6,089,262	\$ 1,754,479
Total	-	\$ 94,929,428	\$ 33,109,066

Step 4 Operating Cost Summary

SUMMARY

**Operating Cost
Summary**

Status Quo	Original Market Plan	100% Contract
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Facility Being Reviewed: Pittsburgh (ALL)			
Operating Costs	\$ 5,173,697,993	\$ 5,156,610,641	\$ 5,176,903,423

Step 4 LCC & NPV Summary

SUMMARY NEW

Life Cycle Costs	Status Quo (Plus capital)	Original Market Plan	100% contract
Facility Being Reviewed: Pittsburgh (ALL)			
Recurring	\$ 5,173,697,990	5,007,026,361	5,169,490,179
Non Recurring	\$ 223,043,924	\$ 85,512,781	\$ 44,248,820
Total	\$ 5,396,741,914	5,092,539,142	5,213,738,999

NPV	Status Quo	Original Market Plan	100% Contract
Facility Being Reviewed: Pittsburgh (ALL)			
Recurring	-	\$ 176,128,471	\$ 4,207,811
Non Recurring	-	\$ 137,531,143	\$ 178,795,104
Total	-	\$ 313,659,614	\$ 183,002,915

SUMMARY OLD

Life Cycle Costs	Status Quo (Plus capital)	Original Market Plan	100% contract
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Facility Being Studied: Pittsburgh

Recurring	\$ 5,173,697,993	4,887,829,107	\$ 5,069,979,656
Non Recurring	\$ 223,043,924	\$ 85,512,781	\$ 44,248,820
Total	\$ 5,396,741,917	4,973,341,888	5,114,228,476

Net Present Value	Status Quo (Plus capital)	Original Market Plan	100% contract
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Facility Being Studied

Recurring	-	\$ 298,869,826	\$ 103,718,337
Non Recurring	-	\$ 137,531,143	\$ 178,795,104
Total	-	\$ 436,400,969	\$ 282,513,441

Step 5, Alt Analysis

VA Pittsburgh Healthcare System, VISN 4

<p>Preferred alternative description and rationale:</p>	<p>The original market plan, which proposes consolidation of VA Pittsburgh's three divisions into two, is the preferred alternative. It collocates behavioral health services providing in aging facilities into state-of-the-art space with medicine, adjacent to the affiliate. It is also the most cost effective, and preserves the specialized behavioral health care effective for veteran patients.</p>		
	<p>Status Quo</p>	<p>Original Market Plan</p>	<p>Alternate # 1</p>
<p>Short Description:</p>	<p>Three separate divisions of the VA Pittsburgh Healthcare System with discreet missions exist within about five miles of one another. Projected increases in demand will be accommodated through renovation of vacant space and community contracts.</p>	<p>Over 500,000 square feet of new space and additional parking at University Drive must be added to the two remaining divisions to fit all essential services now housed at Highland Drive. The plan also adds space for the projected increases in demand in care as well as the proposed collocation of VBA. The major reason for the selection of this alternative is to improve quality and enhance services. The reduced cost of maintaining a sprawling 50-year-old campus style facility along with the cost of redundancies inherent in operating three separate locations will generate savings that can be reinvested into care enhancements.</p>	<p>All care provided at the Highland Drive division would be sent to outside health care facilities. Those services include Inpatient Psychiatry, Inpatient PRTRP, Outpatient Specialty Care, and Ancillary & Diagnostics. Administrative space would be leased.</p>
<p>Total Construction Costs</p>	<p>13,652,621</p>	<p>\$ 94,929,428</p>	<p>\$ 33,109,066</p>
<p>Life Cycle Costs</p>	<p>\$ 5,396,741,914</p>	<p>\$ 5,092,539,142</p>	<p>\$ 5,213,738,999</p>
<p>Impact on Access</p>	<p>Nearness of three divisions eliminates measurable impact on geographic access Pros: •Two locations with abundant parking; Cons: •Limited public transportation and major road access to third site</p>	<p>Nearness of three divisions eliminates measurable impact on geographic access Pros: •Improves timely access to UD through construction of parking. •Better public transportation and major road access at UD than HD Cons: Further for the small number of veterans living adjacent to HD</p>	<p>Pros: Some veterans might be able to receive care nearer to their homes. Cons: The volume of inpatient behavioral health care provided at Highland Drive would be difficult to find in the community, where beds are heavily utilized.</p>
<p>Impact on Quality</p>	<p>Pros: •Each division maintains a discreet mission; Cons: •Diverts resources from care to operating costs •Lack of proximity to medical care for behavioral health patients</p>	<p>Pros: •Greater integration of behavioral and medical care •Frees resources from operating costs to invest in care •Proximity to urgent medical care for behavioral health patients; Cons: •Behavioral health patients must adjust to care at a new location •Limited space for expansion of services</p>	<p>Pros: Contracting can assure the continued provision of quality care. Cons: The clinical expertise in veterans' service-related behavioral health needs exists primarily within the VA, potentially compromising quality if contracted.</p>
<p>Impact on Staffing & Community</p>	<p>Pros: •Maintenance of jobs in current locations Cons: •Interfacility travel, local traffic tie ups</p>	<p>Pros: •Minimized travel among divisions improves staffing efficiency •Collocation of services creates some economies of scale •Positions saved would be managed through attrition, clinical positions would be added; Cons: •Loss of a major employer in an area neighborhood •Added congestion in the Oakland section of Pittsburgh</p>	<p>Pros: The broader community would see a surge in demand for behavioral health services; Cons: Full contracting of services would eliminate hundreds of VA jobs.</p>
<p>Impact on Research and Education</p>	<p>Pros: •Space for research is available at third site; Cons: •Researchers are away from affiliate</p>	<p>Pros: •Added research space included in construction plan •State of the art facilities attract nationally recognized providers •More disciplines will be adjacent to affiliate; Cons: •Would necessitate relocation of some current research</p>	<p>Pros: Research could continue on leased property. Cons: •University Drive and Heinz could not absorb the research functions at Highland without the construction of additional space •The objective to move VA funded research on site could not be accomplished</p>
<p>Optimizing Use of Resources</p>	<p>Pros: •Space available to lease for enhanced use •Maintains a large land asset; Cons: •Operating costs of third site divert resources from direct care provision</p>	<p>Pros: •Cost avoidance saves an estimated \$15 million annually to invest in provision of enhanced care; Cons: •Requires sizeable major construction to fit all services in two divisions</p>	<p>Pros: Some contracted services would be less expensive Cons: Some services would be much more costly to contract</p>
<p>Support other Missions of VA</p>	<p>Pros: •Space available for VBA and DoD sharing •Adjacent to State Home; Cons: •Behavioral health programs not adjacent to affiliate</p>	<p>Pros: •Continued support to secondary missions of education, research and back up to department of defense; Cons: •Loss of adjacency to State Veterans Home •To accommodate administrative space for VBA and DoD would increase amount of space to be constructed</p>	<p>Contractors would not support the other missions of the VA</p>
<p>Other significant considerations</p>	<p>Pros: •Facilities are structured to support their current missions; Cons: •Aging buildings •Space greatly exceeds demand</p>	<p>Pros: •New behavioral health space •State of the art facilities •Improved perceived quality; Cons: •Behavioral and medical services collocated would require broad knowledge of many staff in managing urgent situations</p>	<p>Even reviewing the cost of contracting services creates negative public relations</p>

Microsoft Excel - Pittsburgh HD Strategic Site Plan [Read-Only]

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Picture 27

	VHA	VAMC Pittsburgh, PA - Highland Drive Division	646A5															
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Building Legend

- 1 Clinical/Inpatient Psych
- 2 Clinical/Inpatient Psych
- 4 SubAbuse Clinic/Admin
- 5 Homeless Dom/PRRTP
- 6 Eng/EMS/Vacant
- 7 Dietetics
- 8 Recreation
- 9 Gymnasium
- 10 Chapel
- 11 Administration
- 12A Quarters
- 12B Quarters
- 13 Research/Psych Admin.
- 14 Outleased - Police Training/Admin.
- 15 Engineering
- 16 Outleased - Vet Industries
- 32 Laundry

10 Acres Parcel transferred to PA for State Veterans Home

Highland Drive

North

Address:	7180 Highland Drive, Pittsburgh, PA 15206				
Acreage:	VHA	NCA	Available	Outleased	Total
	168.4	0	12	0	168.4*
* VAMC owns half-way houses at Meade St and Hochberg St.					
Buildings:	Existing	Historic	HiRisk Seism	Vacant	Avg Age SF
	19*	0	0	1	48.6
Gross Sq Feet	Existing	Projected	Vacant	Out-Leased	In-Leased

Standard Sheet / Oversize Sheet / Sheet3

Ready